



24 Lime Street,
Evesham, Worcestershire, WR11 3AW

£210,000

- Modern Semi Detached Home
- Three Double Bedrooms
- Living Room with Bay Window
- Kitchen Diner
- Garden Room
- Bathroom
- Double Glazing & Gas Heating
- Enclosed Rear Garden. EPC RATING C



**Gusterson Palmer
& James**

The Vale of Evesham Property Experts

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7 Merstow Green, Evesham, Worcestershire, WR11 4BD



Directions From Evesham High Street, proceed in a southerly direction along Abbey Road to the river bridge. Turn left into Waterside and continue to the next junction, bearing right into Port Street. Follow this road along before turning third left into Northwick Road and then take the first right turn into Lime Street where the property can be located on the right hand side.

Set in a popular area of Bengeworth this modern semi detached home has three double bedrooms. The property offers accommodation comprising an entrance hall, living room with bay window, kitchen diner, garden room, three double bedrooms and a bathroom. The property benefits from double glazing and gas heating with an enclosed rear garden.

A Upvc double glazed sliding door opens to the **Entrance Porch:** having a tiled floor and a door to:

Entrance Hall: having a ceramic tiled floor, panel radiator, coved ceiling, stairs to the first floor with useful understairs storage cupboard and doors to:

Cloakroom: with an obscure double glazed window to the side, panel radiator, ceramic tiled floor, extractor fan and a suite comprising of a low level WC and corner wash hand basin.

Living Room 14'6 x 9'6 (4.42m x 2.9m) plus bay window: having a double glazed leaded bay window to the front, panel radiator, coved ceiling, television point, telephone point and a feature fireplace.

Kitchen Diner 14'6 x 11'0 (4.42m x 3.35m): with a double glazed window to the rear, ceramic tiled floor, coved ceiling, panel radiator, spotlights and extractor fan. The kitchen is fitted with a modern selection of base units with work surfaces and tiled returns. There is a one and a half bowl sink unit, electric double oven with gas hob and spaces for a fridge freezer and washing machine. There is a wall mounted gas fired condensing boiler and Upvc double glazed doors that open to:

Garden Room 8'0 x 7'6 (2.44m x 2.29m): having double glazed windows and a door to the rear garden, ceramic tiled floor, power and light.

First Floor Landing: with a double glazed leaded window to the side, door to airing cupboard, a door to stairs that lead to the second floor and doors to:

Bedroom One 14'6 x 9'8 (4.42m x 2.95m): having double glazed leaded windows to the front, panel radiators and coved ceiling.

Bedroom Two 11'0 x 8'11 (3.35m x 2.72m): with a double glazed window to the rear, panel radiator and coved ceiling.

Bathroom: having an obscure double glazed window to the rear, panel radiator, coved ceiling, extractor fan, part tiled walls and a white suite comprising of a low level WC, pedestal wash hand basin and a panel bath with electric shower over.

Staircase: with a useful storage cupboard and leading to:

Bedroom Three 14'4 x 13'6 (4.37m x 4.11m): having a velux window to the rear, laminate flooring, panel radiator and access to eaves storage.

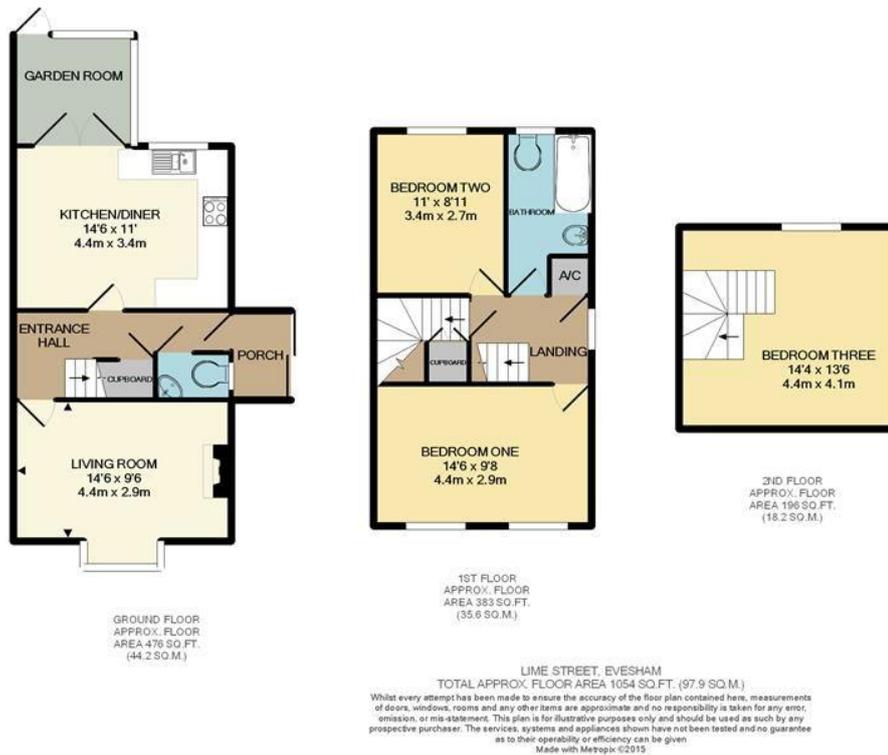
Outside: the front garden is block paved and leads to the entrance porch. There is gated pedestrian access to the rear garden which is set out to paving and is enclosed by wooden fencing. The rear garden enjoys a pleasing southerly aspect and there is outside lighting, a garden tap and a bin storage area.

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This computer generated image is not to scale and is to show approximate room layouts. All furnishings and removable fittings are for illustration purposes only and do not form part of the contract.

Planning inquiries concerning the property and surrounding area can be made with Wychavon District Council at www.wychavon.gov.uk

Environmental inquiries concerning the property and surrounding area can be made with the Environment Agency at www.environment-agency.gov.uk

THE PROPERTY MISDESCRIPTIONS ACT 1991 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. Only the items specifically mentioned in the particulars are included in the sale price. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

VIEWING By prior appointment through the agents. While we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact our office when we will be pleased to confirm the position and continuing availability for you, particularly if you contemplate travelling some distance to view the property

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